
Minutes
Regular Meeting
March 25, 2015

Present: Mayor Kenneth F. Neilson, Councilmen Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Police Chief Jim Keith, Audience: Irene Salinas, Vincent Rocei, Lydia Porter, Amber VanDerHeyden, Katie Paxman, Trent Olsen, Tylair Hudson, Dakota Stewart, Hannah Hoag, Leighton Epton, Carmen Snow, Sherrie Reeder, Amanda Ott, Brilee Barrow, Derek Millward, William Scoresby, Dave Peterson, Tyler Hoskins, LeAnne Hoopes, Brandee Walker, Ashton Hardy, Camille Chamberlain, JaNeece Knowles, Colby Mitchell, Jaramiah Niebeiger, Zak Wintch, Kortlen Sullivan, Caleb Hadlock, Ty Conrad, Steve Hadlock, Jared Brimer, Rhett Taylor, Jared Lindquist, Brayden Peterson, Colby Boson, Devin Anderson, Mark Parrish, Mitchell Erikson, Alec Johnson, Cooper Cox, Marcus Fortney, Blake Landon, Jared Seegmiller, Ben Haus, Tyson Carroll, Logan Earl, Jacob Brown, Daxton Carroll, Caleb Robins Rockwell Grose

Meeting commenced at 6:00 P.M.

Excused: Councilman Garth Nisson

Invocation: Councilman Truman

Pledge of Allegiance: Colby Mitchell

1. APPROVAL OF THE AGENDA

Mayor Neilson asked that Item 2C be removed from the agenda.

Councilman Turek made a motion to approve the agenda with the removal of Item 2C.

Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. ANNOUNCEMENT

A. A Proclamation declaring “National Public Works Week” in Washington

City to be the week of May 17-23, 2015. Mayor Kenneth F. Neilson

Mayor Neilson read the Proclamation for National Public Works Week.

B. Recognition of Pine View High 2015 State Basketball Championship. Mayor Kenneth F. Neilson

Mayor Neilson congratulated the Pine View High 2015 Basketball Team in the success as State Champions.

Coach Larson introduced the Pine View Basketball Team. The State Championship Game Ball was presented to the Washington City Council. He thanked all those at the Community Center as well as the Green Spring Golf Course for all of their support and use of the facilities for the student of Pine View High School. There are three academic all region players and the overall GPA for the players is 3.7. They are very proud of their young athletes, and they are great representation of Pine View High School and Washington City.

Team Captin Jed thanked the Council members and the community for their support. It is a great feeling to be appreciated.

Councilman Seegmiller stated he is glad to have previous players become the coaches and have success in our community.

C. Recognition from Utah Recreation Parks Association for Outstanding Program to the Washington City Community Center - Events for accomplishments in Events for 2015. Leisure Service Director Barry Blake

Removed

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 3/10/15 and 3/11/15.

Councilman Turek made a motion to approve the consent agenda. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

5 YOUTH COUNCIL UPDATE

A. Update from the Washington City Youth Council. Advisor Carmen Snow

Amber VanDerHeyden updated Council on their activities for the past year.

6. SPECIAL EVENT

A. Consideration to approve a Special Event for the “Run 4 Kids” 1/5/10K Run, to take place at Town Center in Coral Canyon. Applicant Keith Knowles, Friends of TLC

Janise Knowles stated this run has been done for the past 13 years. All of the money goes to children with special needs.

Councilman Staheli made a motion to approve a Special Event for the “Run 4 Kids” 1/5/10K Run, to take place at Town Center in Coral Canyon. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

7. EASEMENT

A. Consideration to accept a temporary construction easement located at approximately 3900 S. Washington Fields Road. Applicant: Wild Oak Rose / Andrus Property

Jeff Starkey reviewed the location and history of the access easement, which will be temporary for construction.

Councilman Staheli asked where the easement connects to the Washington Fields Road.

Community Development Director Drew Ellerman reviewed the temporary construction easement with Council.

Public Works Director Mike Shaw reviewed the existing easements and new proposed construction easement with the Council.

Councilman Seegmiller made a motion to accept a temporary construction easement located at approximately 3900 S. Washington Fields Road conditioned upon the abandonment to be heard in Item 8C. The temporary easement shall be abandoned at the completion of the final phase of Steeplechase Subdivision or when the master plan road is dedicated, whichever happens first.. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>

**Councilman Seegmiller excused himself from the meeting at 6:37 P.M.*

8. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing to consider zone change request Z-15-02 to change present zone from A-20 (Agriculture) to R-3 and C-1 (Multiple Family Residential and Community Commercial) Zone, located at approximately 3800 S. Washington Fields Road. Applicant: Dan Hoopes

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 16.55 acres, located approximately at 3800 South Washington Fields Road. The requested change is from the current zoning of Agricultural - 20 acre min. (A-20) to a proposed Multiple-Family Residential (R-3) and Community Commercial (C-1) zoning designations. The (R-3) portion of the request is for an area covering 12.08 acres and borders the east boundary of the Steeplechase development, and the (C-1) portion of the request is for 4.47 acres along the Washington Fields Road frontage.

The General Plan Land Use Designation for this location is Medium High Residential Density (MHD) and Neighborhood Commercial (NCOM) along the Washington Fields Road frontage. The surrounding zoning to this parcel is R-1-6 to the west, and A-20 to the north, east, and south.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

The Planning Commission unanimously recommended approval of Z-15-02, for the zone change request from Agriculture - 20 acre min. (A-20) to Multiple-Family Residential (R-3) and Community Commercial (C-1) as outlined in the exhibit, to the City Council, based on the following findings.

Findings:

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Councilman Turek clarified the access points are as shown in the previous item.

Community Development Director Ellerman stated yes, the road will split the proposed C-1 property. They are predetermined entrance and exit points from when the Fields Road was dedicated.

Colby Mitchell asked where the zone change would be located.

Mayor Neilson stated it is south of Staheli Farms.

Chad Stephens asked where are the schools going to be located with regards to this property.

Mayor Neilson stated the school district is going to build near the Hancock Property.

Councilman Turek stated the school owns on the west side of the ridgeline.

Mr. Stephens asked if the high school was going to be right of the highway.

Mayor Neilson stated it would not be directly off the highway.

Blake Landon asked if there would be a skate park in Washington City.

Mayor Neilson stated they do not have plans for a skate park at this time.

Councilman Turek made a motion to closed the public hearing. Councilman Staheli seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

B. Consideration to approve an Ordinance adopting zone change request Z-15-02, to change present zone from A-20 to R-3 and C-1 zones.

Councilman Staheli made a motion to approve an Ordinance adopting zone change request Z-15-02, to change present zone from A-20 to R-3 and C-1 zones. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

C. Public Hearing to consider a request for an abandonment of easements located approximately 3900 S. Washington Fields Road. Applicant: Wild Oak Rose / Andrus Property

Councilman Staheli made a motion to closed the public hearing. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

D. Consideration to approve an Ordinance abandoning easements located approximately 3900 S. Washington Fields Road.

City Attorney Jeff Starkey reviewed the Ordinance for easement abandonments with the Council.

Tyler Hoskins with Jones & Demille, clarified there may be a small change to the the proposed

dedicated road, once the property develops.

Public Works Director Shaw stated this would not make any difference regardless. Once the roads are put in, they are dedicated along with the easements.

Councilman Staheli made a motion to approve an Ordinance abandoning recorded easements 29320, 29321, 29322 located approximately 3900 S. Washington Fields Road. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

9. PRELIMINARY PLAT

A. Consideration to approve a preliminary plat for Vincent Lane located at approximately 500 W. Vincent Lane. Applicant: Chris Madsen

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for the Vincent Lane Townhomes subdivision, located at approximately 500 West Vincent Lane. The applicant is wishing to develop 9 units on an area covering 0.61 acres. The location of this particular project is zoned Multiple- Family Residential (R-3). The surrounding zoning is R-3 to the north, east and west, and C-2 along with Downtown Mixed Use to the south.

Recently, the Planning Commission approved a Conditional Use Permit for the project to go forward in seeking this Preliminary Plat application. The proposed subdivision conforms to the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission unanimously recommended approval of the Preliminary plat for the Vincent Lane Townhomes subdivision, to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. Post Construction Maintenance Agreement will need to be recorded prior to Final Plat recordation.
12. All development will be in accordance with the approved Conditional Use Permit (C-15-01).

Councilman Truman asked if there would be an issue with increased traffic.

Community Development Director Ellerman stated they do not foresee an issue. However, a condition of the approval is for a traffic study. If there is any question, a full traffic study would be required.

Councilman Staheli asked about the density as well as the design of the buildings.

Community Development Director Ellerman stated there will be a density of 9 units per acre. The buildings will be 2-story with a single car garage.

Councilman Staheli asked what will be done with the Erin Kimball access.

Community Development Director Ellerman stated their access stays exactly as it is.

Councilman Truman made a motion to approve a preliminary plat for Vincent Lane located at approximately 500 W. Vincent Lane. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>

10. AWARD OF BID & RFP

A. Consideration to award the bid for the Washington Fields Road and 2000 South Traffic Signal. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the bid received for the Washington Fields Road and 2000 South Traffic Signal. He would recommend the project be awarded to the lowest bidder, Snow Electrical Inc. in the amount of \$120,182.92.

Councilman Truman made a motion to award the bid for the Washington Fields Road and 2000 South Traffic Signal to Snow Electrical Inc. in the amount of \$120,182.92. Councilman Turek seconded the motion; which passed with the following roll call vote:

Councilman Staheli	Aye
Councilman Truman	Aye
Councilman Turek	Aye

11. AGREEMENT

A. Continuation of Consideration to approve an Interlocal Cooperation Agreement to provide support to Washington County in hosting the Ironman 70.3 St. George Competition. Kevin Lewis, Director of Sports/Marketing - St George Tourism Office

City Attorney Jeff Starkey explained once he received the original agreement, and compared it to the new proposed request, he as well as other Staff had some concerns. He would ask Council to continue this agreement in order for the agreement to accommodate concerns of Staff.

Councilman Turek made a motion to continue the proposed Interlocal Cooperation Agreement to provide support to Washington County in hosting the Ironman 70.3 St. George Competition to the April 8, 2015 meeting. Councilman Truman seconded the motion; which passed with the following roll call vote:

Councilman Staheli	Aye
Councilman Truman	Aye
Councilman Turek	Aye

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

None

13. CITY MANAGER REPORT

City Manager Carter stated the pre-qualification has been done for Sullivan Park. We have 7 bidders, and they will be presented on April 22nd. The 400 South storm drain project is now underway, and will be the completion for this area. The 3090 South storm drain project is 75%

complete, and an overlay will be done once the project is complete. The easement on the Turner Turf farm has been staked, and we are waiting for them to approval the proposed easement, so we can move forward.

14. ADJOURNMENT

Councilman Turek made a motion to adjourn the meeting. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Meeting adjourned at 7:31 P.M.

Passed and approved this 8th day of April 2015.

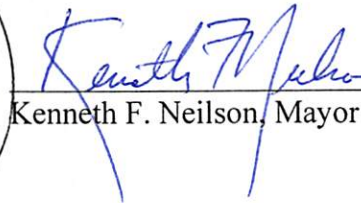
Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor